

Minutes
Packard Estates Board Meeting
January 4, 2007
7:30- 8:30 p.m.

1. Roll Call: Chris Vaughn, Ron Losey, Jacklyn Kaltenecker, Teresa Hatter, Mike Tolley, Ron Carstensen, Stacy Wirick and Krystal Woodland of Park Pointe Management Services, Inc. (PPMS). Absent was Billy Gahagan.
2. Meeting Minutes approved from October 12, 2006 Board meeting and Annual HOA meeting. Annual HOA meeting minutes two changes: 226 homes changed to accurate count of 232, which changed the Budget from \$90,400 to \$92,800. Ron C. motioned to accept, Chris 2nd motion. All in agreement.
3. Ron Carstensen gave PPMS a signed copy of Management Agreement to be copied and then PPMS will mail original copy to Ron.
4. Officer Positions Assigned
 - A. President is Chris Vaughn. Billy Gahagan, Member, to assist Chris with overflow.
 - B. Vice President is Mike Tolley. Ron Losey, Member, to assist Mike with overflow.
 - C. Secretary/ Treasurer is Jacklyn Kaltenecker. Teresa Hatter, Member, to assist Jacklyn with overflow.
 - D. Krystal Woodland stated Bob Gerhart was willing to continue as Financial Liaison for Packard HOA, but does not want to be a Board Member. Ron Carstensen will also work as a Financial Liaison focusing on contractors and vendors.
5. PPMS changed Budget to reflect the 232 homes and \$92,800 Budget.
 - A. Discussion held on options for Reserve account money. Krystal Woodland presented information received from Farmer's and Merchants State Bank. A 3 Month CD = 3.25% APY and percentages increase according to length of term up to 4.58% APY for a 48 month CD. Money Market accounts are tiered 1-10K yields 1.11% Annually and 10-25K yields 4.58% Annually. Jacklyn will research and present further options at next Board meeting.
6. Discussed goals for year 2007.
 - A. Ron C. reported on common area between Challis and Meadowgrass. Budget was originally set at \$4400. After reviewing the proposed plans. Jaclyn requested to have budget increased to allow for black rock instead of bark. Chris motioned to increase budget to \$600. Mike 2nd motion. All in agreement. Budget increased to \$5000. Ron will arrange with Sunshine.
 - B. Discussed Faulk issue. Board resolved to have Chris Vaughn and Bob Gerhart visit with the Faulks for one on one discussion. At this time will

present incurred Attorney costs, development agreement, and form from Title company for releasing Escrow money.

- C. Krystal Woodland reported on 2790 Lapis. Agreement reached with property owner, developer, and builder in October 2006. Valley Landscape is contracted to install sprinklers, topsoil and hydro seed at the expense of builder and developer. Owner of property has agreed to maintain property, and understands that he owns and is responsible for property. As of 12/20/06 ground frozen. Landscaper to contact Krystal at PPMS to advise when work can be done.
 - D. Discussion of projects to be completed in 2007 tabled until next meeting.
 - E. Plan for CC&R review, revision, enforcement will be addressed by ACC Committee. Discussion was held, but no resolve. Chris will arrange a meeting with ACC Committee and report to the Board and advise Krystal at PPM.
7. Two resident concerns were presented by Krystal.
- A. Neighbor concern regarding dance studio at 2703 E. Bernice. Neighbor complaining provided Krystal with photos, she presented to the Board. It was agreed to leave this to the ACC meeting, as the Board was split on action to be taken. Krystal said the only violation she could find was the signage, and found nothing regarding no business. Ron C. said the CC&R's do state no businesses. Krystal will research and respond accordingly.
 - B. Neighbor concern regarding children playing on and causing damage to willow tree in common area near 2465 Meadow Wood. Ron C. will contact Sunshine Landscaping to prune branches higher from ground to discourage climbing. It was decided a sign would not discourage children from climbing nor limit the HOA's liability. Krystal will inform the HOA member who brought concern forth.
8. Board meetings are scheduled for the 1st Thursday each month at 7pm in the Clubhouse. Krystal will attend quarterly meetings: 4/5, 7/5, 10/4.
9. Newsletter to be sent out in April. Day to be determined.
10. Meeting adjourned at 9:45 pm.